

WARRANTY DEED

BOBBY G. MILLER and wife, DELLA F. MILLER

Grantors

TO

RICHARD G. MILLER and wife, MARY DEELAINE MILLER

Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, BOBBY G. MILLER and wife, DELLA F. MILLER, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, RICHARD G. MILLER and wife, MARY DEELAINE MILLER, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 178, Section A, Revised, Churchwood Estates Subdivision, situated in Section 2, Township 2 South, Range 8 West, as per plat thereof recorded in Plat Book 12, Pages 45 and 46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by the undersigned dated May 31, 1988, in favor of Mortgage Associates, Inc., and recorded in Book 439, Page 747, in the office of the Chancery Clerk of DeSoto County, Mississippi; which secures an indebtedness in the current principal amount of \$59,926.78, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Troy & Nichols, Inc. in connection with loan made by Mortgage Associates, Inc. on the above described property.

A TITLE SEARCH WAS NOT REQUESTED TO BE RUN ON THIS PROPERTY.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1989.

WITNESS the signature of the Grantors, this the 24th day of July, 1989.

Bobby G. Miller  
BOBBY G. MILLER

Della F. Miller  
DELLA F. MILLER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and to the jurisdiction aforesaid, the within named BOBBY G. MILLER and wife, DELLA F. MILLER, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 24th day of July, 1989.

My Commission expires:

November 28, 1991

Grantors' Address & Phone:

3530 Shady Oaks Drive

Olive Branch, MS 38654

(H) 342-2612 (WK) 348-1600

Luan S. Johnson  
Notary Public

Grantees' Address & Phone:

1915 Ingleside Cove

Horn Lake, MS 38637

(WK) 363-3555 (H) 342-5536

Filed @ 2:00 P M 24th, 1989  
Recorded in Book 217 page 159  
W. E. Davis, Chancery Clerk